



FOR SALE

Yeabridge, TA13 5LW

£600,000



Full video walk - through



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ESTATES

A unique opportunity has arisen to purchase an historic long house dating back to around mid 1700s and having been in the same family for over 100 years! Originally a dairy house for the neighbouring farm, this delightful grade II listed period home boasts a wealth of character and is nestled beside open countryside with rural views. It is the principal building in a complex of restored barn developments. The generous accommodation comprises sitting room, spacious kitchen/diner, boot room, snug and downstairs toilet. Upstairs are four double bedrooms, en-suite to master and a bathroom. To the side of the property is a driveway providing ample off road parking leading to the newly built triple garage and to the front is a lovely garden with stunning countryside views. Offered in good order and with no chain, an early viewing comes highly recommended.

£600,000



LOCATION

The property is situated within the picturesque hamlet of Yeabridge which is situated in attractive surrounding farmland about 1 mile to the south of South Petherton. South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, post office, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Entrance Hall

Door to front, stairs to first floor, radiator and laid to carpet.

Sitting Room - 17' 0" x 13' 11" (5.18m x 4.24m)

Stone mullioned double-glazed windows to the front and side, feature fireplace with log burner, wall lights, laid to carpet and radiator.

Snug - 9' 10" x 5' 2" (2.99m x 1.57m)

Single-glazed window to rear, laid to carpet and radiator.

Kitchen/Diner - 23' 3" x 17' 6" (7.08m x 5.33m)

Single glazed windows to rear, double glazed stone mullion windows to front, log burner, wood flooring, fitted kitchen comprising a range of wall and base units with solid wood worktops over, double bowl ceramic sink, tiled splash backs, range style cooker with extractor over, integrated dishwasher, space for fridge/freezer and two radiators.

Boot Room - 13' 0" x 7' 5" (3.96m x 2.26m)

Side and rear aspect double glazed windows, exposed Hamstone wall, plumbing and space for washing machine, space for tumble dryer, radiator and oil fired boiler.

WC

Wash-hand basin, WC, flagstone flooring and radiator.

Side Entrance Porch

Double glazed door to front, front aspect window, flagstone flooring, loft hatch and exposed ham stone wall.

First Floor Landing

Rear aspect single glazed windows and laid to carpet.

Bedroom One - 13' 8" x 13' 6" (4.16m x 4.11m)

Front aspect double glazed stone mullion window, laid to carpet and radiator.

En-Suite - 9' 7" x 7' 6" (2.92m x 2.28m)

Front aspect double glazed stone mullion window, double shower cubicle with tiled walls and thermostatic shower, wash-hand basin with vanity unit and tiled splashback, WC, extractor fan, heated towel rail and wooden flooring.

Bedroom Two - 13' 6" x 10' 2" (4.11m x 3.10m)

Front aspect double glazed stone mullion window, built in wardrobe, laid to carpet and radiator.

Bedroom Three - 10' 10" x 9' 5" (3.30m x 2.87m)

Side and rear aspect double glazed stone mullion windows, loft hatch, laid to carpet and radiator.



Bedroom Four - 13' 7" x 11' 6" (4.14m x 3.50m)

'L' shaped

Front aspect double glazed stone mullion window, stairs to loft room, laid to carpet and radiator.

Bathroom - 12' 3" x 6' 7" (3.73m x 2.01m)

Side aspect double glazed window, bath with shower and mixer taps, wash-hand basin, WC, radiator, extractor fan, airing cupboard with radiator and vinyl flooring.

Triple Garage

Brand new double and single open fronted garages with pitch roof providing storage.

Driveway

Private driveway to the side providing off road parking for up to 4 cars leading to the triple garage and the garden.

Garden

Initial paved area leading to large lawn with mature trees and shrubs, gravelled area, feature garden wall on all sides, outside tap and gated access. To one side is a walled area housing the oil tank, to the other side of the house there is an enclosed gravelled area with electric sockets.

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Directions

At the hayes end roundabout take the exit signposted Yeabridge. Follow this lane and the property will be found on the left hand side.

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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